

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** May 2, 2023

**Applicant:** Christian Rico, agent for, Apostolos (Paul) Lamnatos, owner

**Property:** 124 E 31<sup>st</sup> ½ Street, Lot 59, Starkweather Neighborhood Subdivision. This is a vacant lot situated on a 2,500 square foot (25' x 100') interior lot.

**Significance:** Non-contributing lot located in the Starkweather Historic District.

**Proposal:** New Construction: Single-Family Residential

- One-story single-family residential totaling 1,501 sq. ft.
- Front setback 15'
- Eave height & porch eave height at 10' 10" from grade
- Pier & beam foundation with F.F.E. 1' 10"
- First floor plate height 9' 0"
- Max ridge height 15' 8" with 6:12 roof pitch and composition shingles
- Mix of single-hung and fixed, inset and recessed, 1-over-1, aluminum windows
- Smooth Hardie Siding
- Both side elevations are fire-rated for 3' side setbacks

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval with conditions: The condition that proposed windows be approved by staff ensuring meet profile of original windows in context area. The condition that no siding be placed where the concrete pads and blocks are located. Lattice skirting is allowed as long as are fitting beneath the bottom sill and not over any part of the siding.

**HAHC Action:** -

**APPROVAL CRITERIA**

**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S D NA S - satisfies D - does not satisfy NA - not applicable**

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

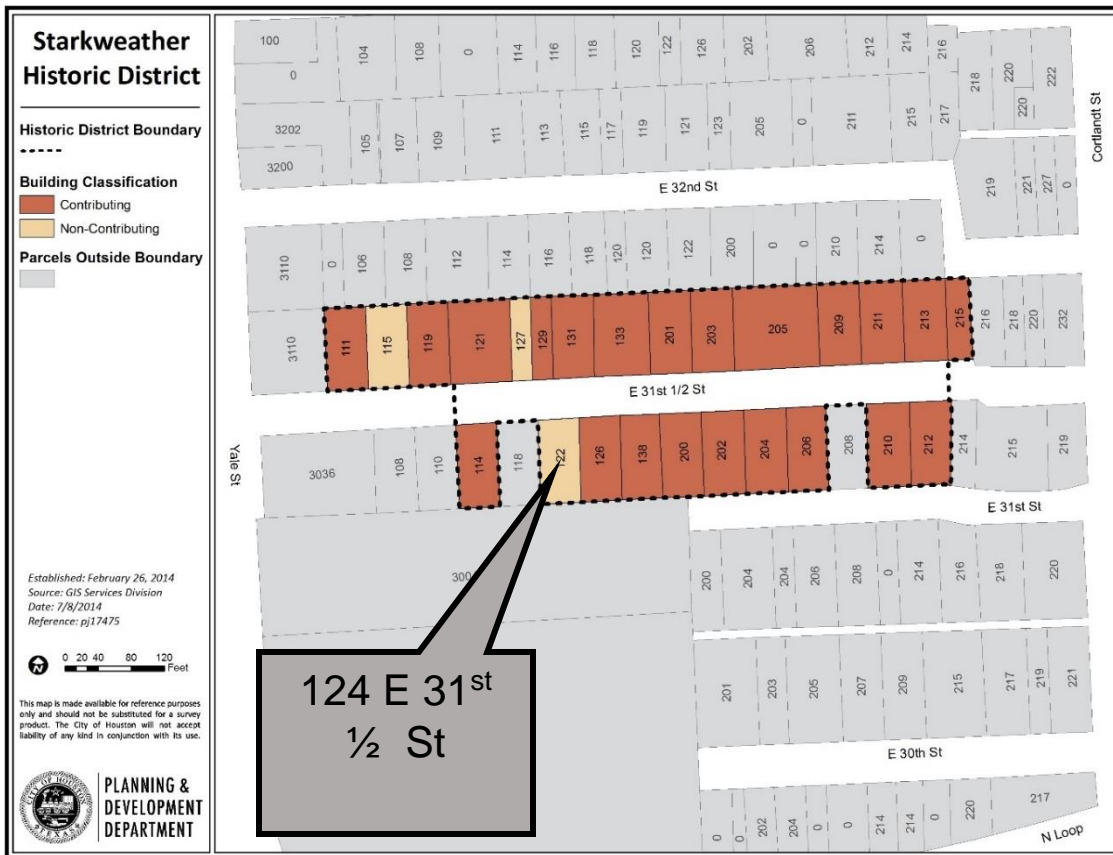
**STARKWEATHER DESIGN GUIDELINES**

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. **This meets the main roof eave height range of 8'-11'; the porch roof eave height range of 8'-11'; the max. ridge height of 12'-18'; foundation height of ½' – 2'-1/4"; roof pitch of 5/12 or 6/12; and width of front elevation range of 18'-32'.**

Typical building dimensions in the Starkweatehr Historic District are shown below.

Measurement	Range (feet)
Main roof eave height (one story)	8-11
Porch roof eave height	8-11
Roof peak height (one story)	12-18
Foundation height	0.5-2.25
Roof pitch	5/12 or 6/12
Width of front elevation	18-32

### District Map



### Inventory Photo

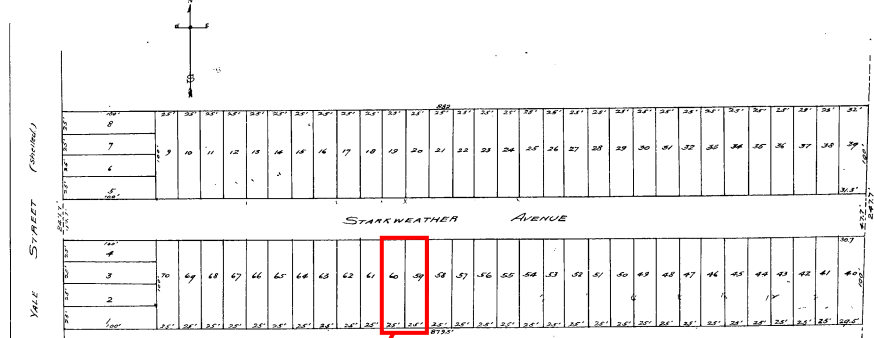
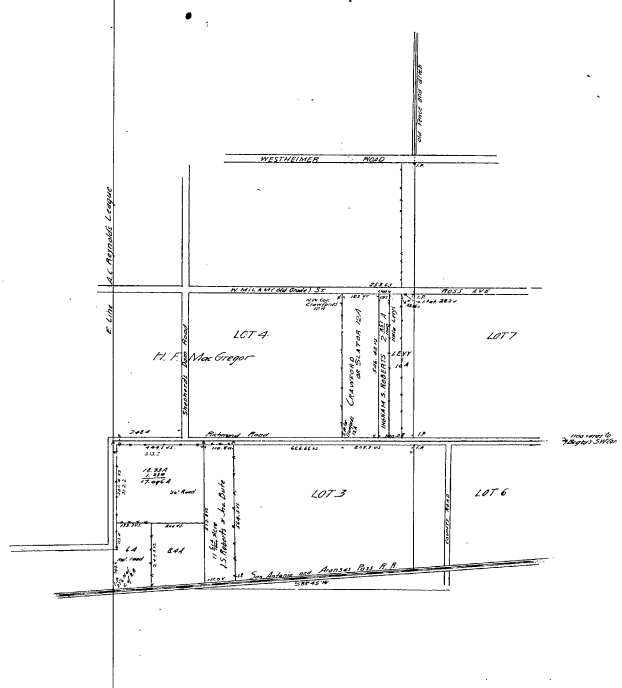


March 10, 1911 Starkweather Addition Plat

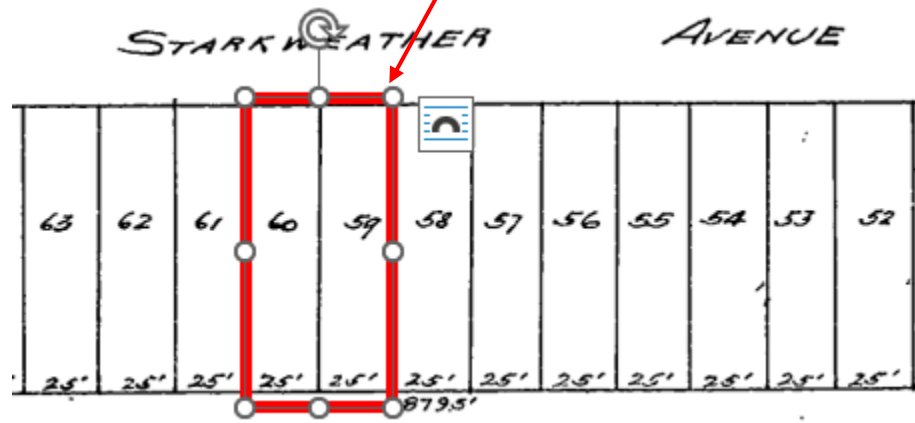
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MAP  
 of Part of the Western Part of the Obedience Smith Survey, Harris Co., Texas  
 Scale 1 in = 200 wa  
 K. Papenkorn, C. E. Deby, County Surv. 1/19 - 1911  
 Houston, Texas, March 14, 1911  
 I, Ingham S. Roberts here dedicate, for public use, the portions of lots Three (3) and Four (4), O. Smith survey, Harris County, used for the Richmond and West Milam Street County Roads.  
 Witness my hand this 14th day of March A D 1911  
 Ingham S. Roberts  
 The State of Texas  
 County of Harris Before me, T. Belden, a Notary Public in and for Harris County, Texas, on this day personally appeared Ingham S Roberts known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed  
 Given under my hand and seal of office this 14th day of March A D 1911  
 T. Belden, Notary Public Harris County, Texas  
 Filed for Record - Mar 15, 1911 at 3:05 o'clock P.M. Recorded - March 15, 1911 at 11:20 o'clock A M  
 Clerk County Court Harris Co, Texas. By Deputy  
 Mile No. 80345

P. W. STARKWEATHER ADDITION  
 To the City of Houston  
 Being a portion or 5 acres off the South End of a Certain 15 Acres Sold to him by Annexa Miller, July 15, 1904, and out of the S. W.  
 Allen Survey, Harris Co., Texas.  
 March 10, 1910.



I, P. P. Eller, a surveyor do hereby certify that I have subdivided and staked out the above described tract of land, in accordance with field notes as recorded in deed records of Harris Co., Texas, and that the above map represented all lots, and their dimensions, as the same was staked and marked on the ground.  
 In witness thereof I place my hand and affidavit this 10th day of March A D 1911  
 Scale 1" = 20'  
 P. P. Eller, Surveyor  
 P. W. Starkweather, hereby certify that I am the owner of the above tract here described and platted and held same under deed duly recorded as shown by record of deeds of Harris Co, Texas and I have made and executed the foregoing map as a complete map and subdivision, and put the same on record, and all of said lines, subdivisions and streets shall be and remain as herein marked, described and designated.  
 P. W. Starkweather  
 State of Texas  
 County of Harris Before me, Robert C. Nitze, a notary public in and for Harris County, Texas, on this day personally appeared P. W. Starkweather, known to me to be the person whose name is subscribed to the foregoing instrument of writing and acknowledged to me that he executed the same for the purposes and considerations therein expressed.  
 Given under my hand and seal of office this 10th day of March A D 1911  
 (REAL)  
 Robert C. Nitze, Notary Public in and for Harris County.  
 Filed for record - March 25, 1911 at 9:30 o'clock A.M. Recorded - March 25, 1911 at 10 o'clock P.M.  
 Clerk County Court, Harris Co, Texas. By Deputy  
 Mile No. 80715

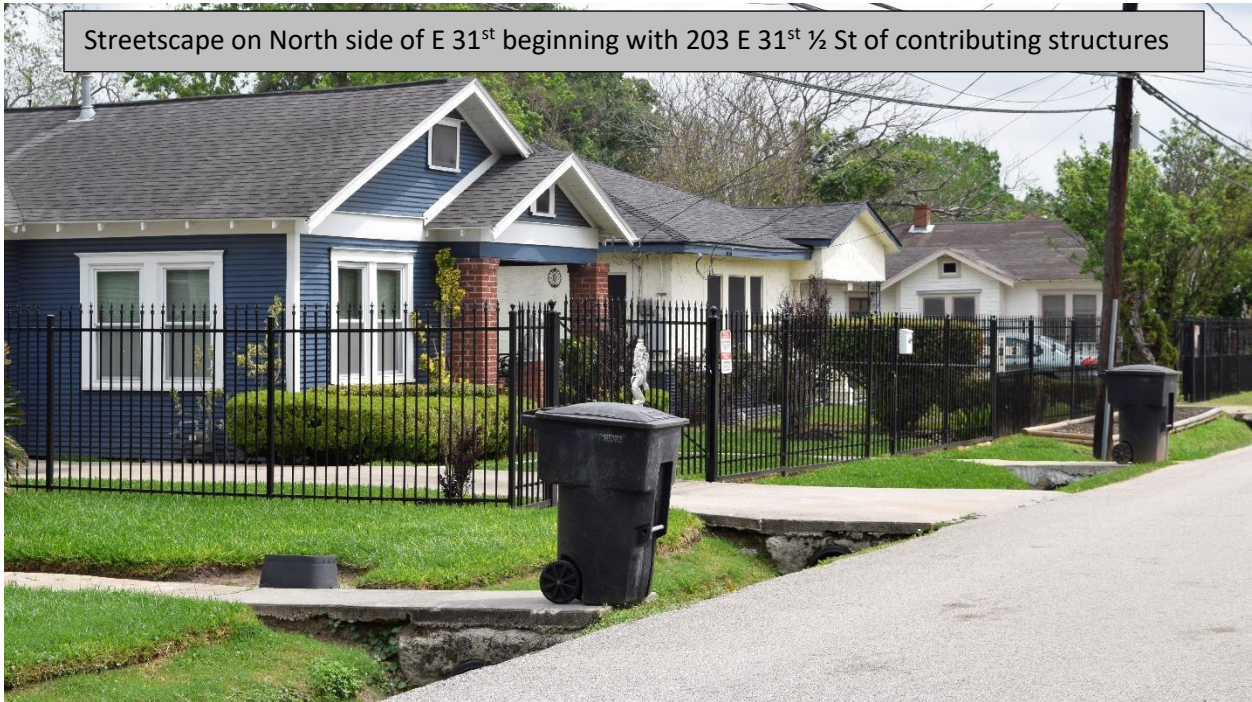


Context Area



**Streetscape in Context Area**

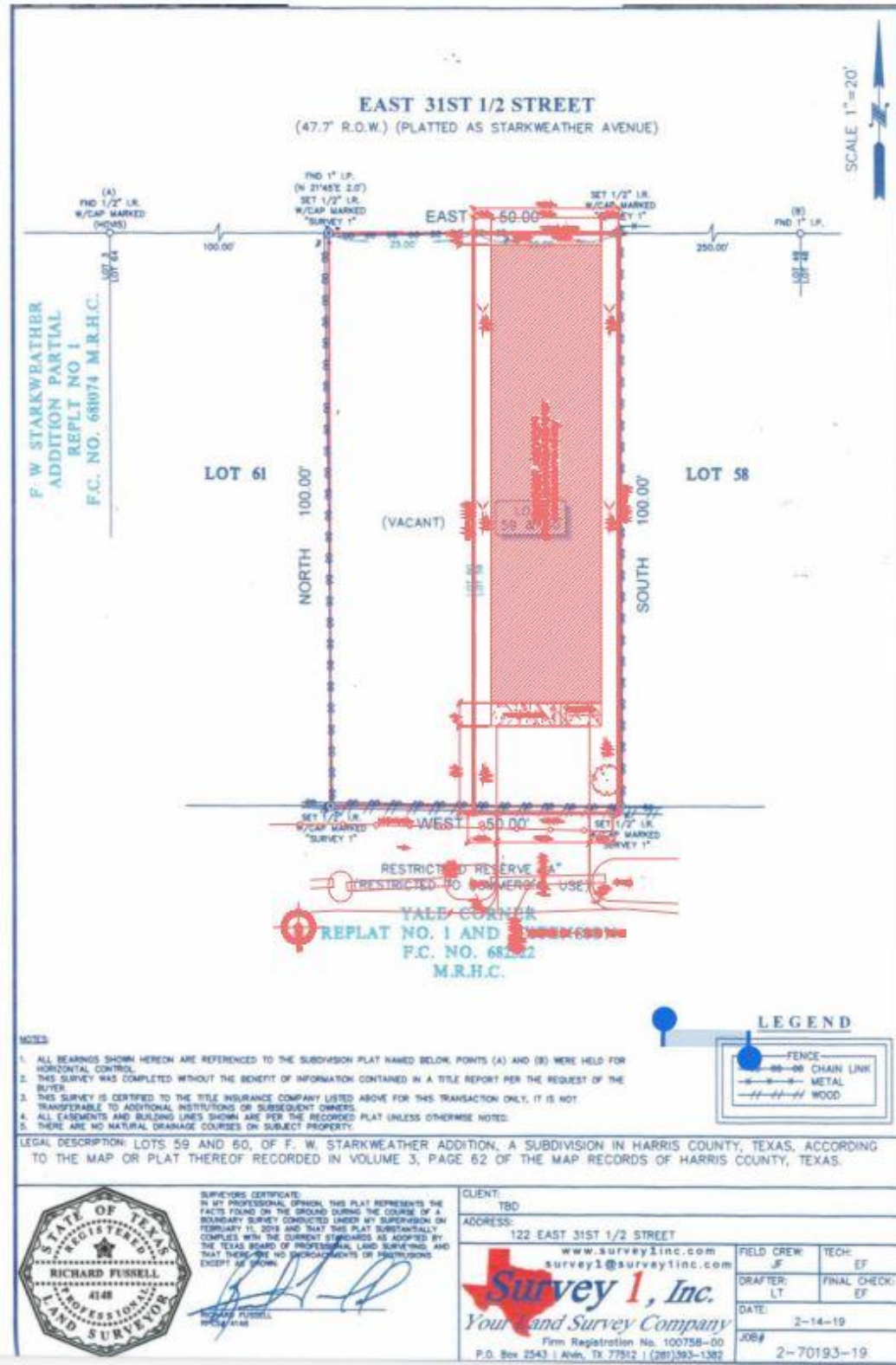
Streetscape on North side of E 31<sup>st</sup> beginning with 203 E 31<sup>st</sup> ½ St of contributing structures



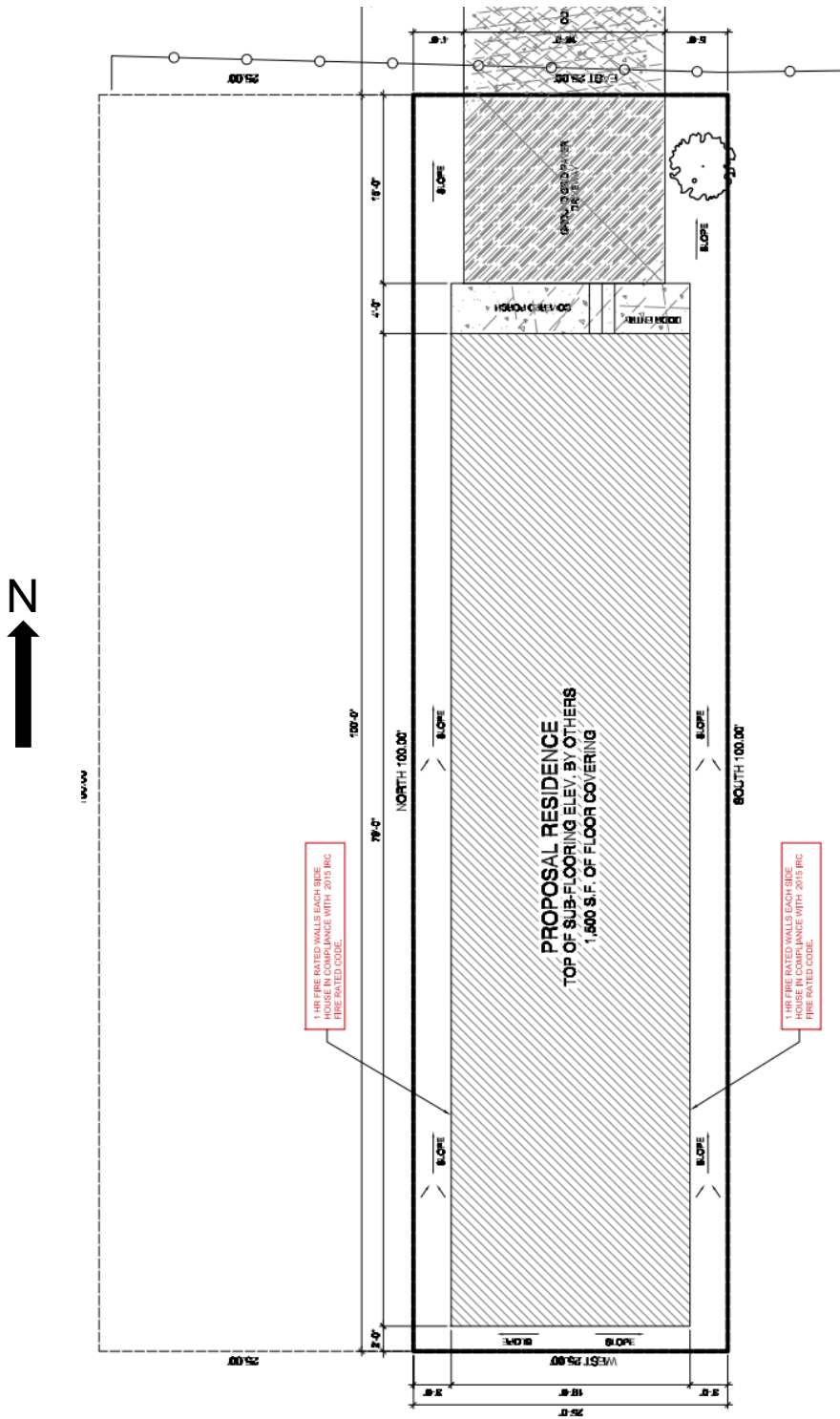
Streetscape on South side of E 31<sup>st</sup> beginning with 200 E 31<sup>st</sup> ½ St of contributing structures



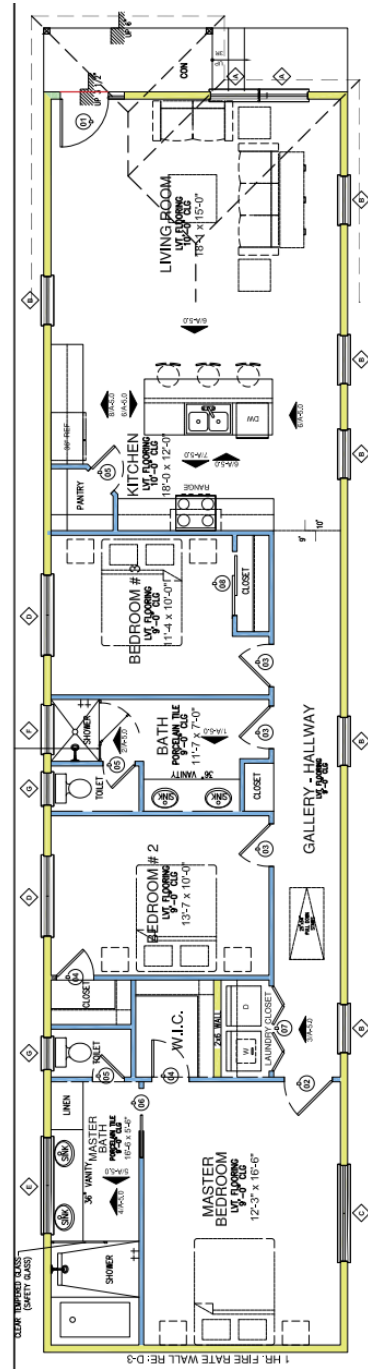
Existing Survey



Proposed Site Plan

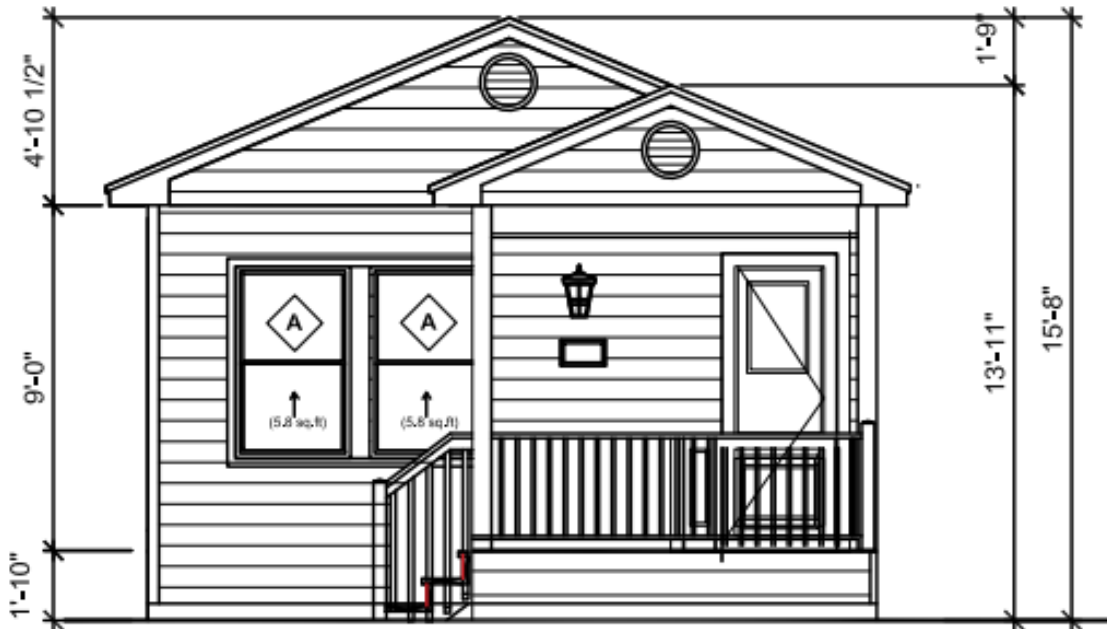


Proposed Floor Plan

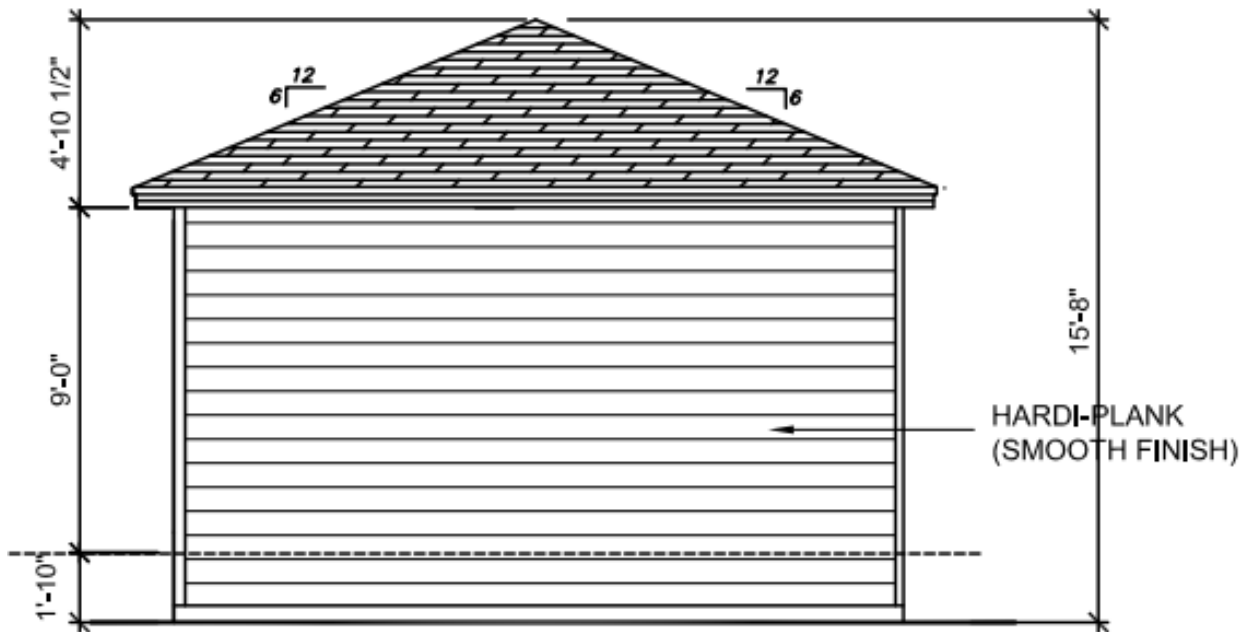




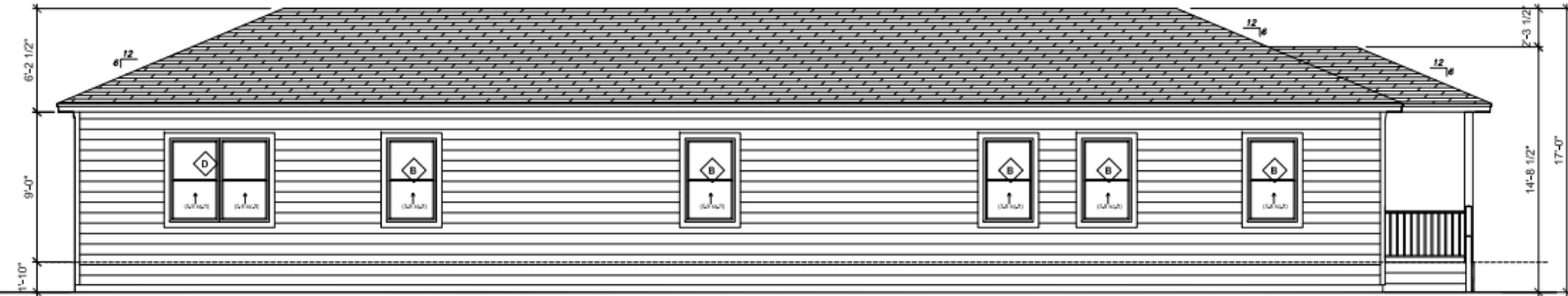
Proposed Front (North) Elevation



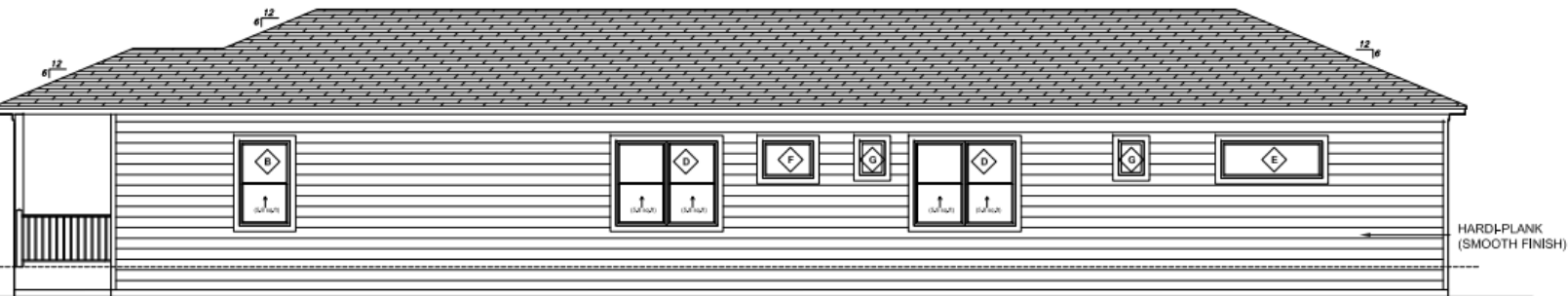
Proposed Rear (South) Elevation



Proposed Left (East) Elevation



Proposed Right (West) Elevation



Proposed Roof Plan

